

**REGULAR MEETING OF THE BOARD OF DIRECTORS
OF THE
CHAMPION FOREST FUND, INC.**

October 15, 2007

GENERAL SESSION

STATE OF TEXAS:
COUNTY OF HARRIS:

The Board of Directors of the Champion Forest Fund, Inc. met in a regular meeting of the Board of Directors at the PUD Building located at 16215 Champion Forest Drive, Houston, Harris, County, Texas on October 15, 2007.

Present: Roy Riley, President
Rozann Janek, Vice President
Ross Richardson, Treasurer
Wally Bircher, Director

Also in attendance was Stella Walleck, Association Manager, Consolidated Management Services, Lt. Larry Finley, Harris County Constables, Mr. Jim Reed and Mrs. Wendy Fryfogle.

Mr. Riley called the meeting to order and proceeded with the Pledge of Allegiance. Mr. Riley then called for a motion to approve the agenda. The motion was issued by Mr. Richardson, seconded by Mrs. Janek and carried.

Mr. Riley next recognized Lt. Larry Finley of Precinct 4 who presented the security report for the Association noting that there had been several burglaries in the subdivision with the prepatrators taking unusual items.

Mr. Riley then opened the meeting to the homeowner input.

Mrs. Fryfogle reported that she had obtained the bid from ProLawn and supplied the BOD with same. She went on to advise that she would contact Mrs. Janek about how to proceed with the project. Mrs. Janek advised that she would scan the bid in and send to the directors for review.

Mr. Reed submitted five additional signatures for the Section 3 Deed Restriction Amendments.

Mr. Riley next called for a motion to approve the minutes of the previous meeting of the Board. The motion to approve the minutes as submitted was issued by Mrs. Janek, seconded by Mr. Richardson and carried unanimously.

The meeting then moved to committee reports.

Mrs. Janek reported that there were no outstanding irrigation problems at this time. She also reported that two of the solar clocks had gone out and the cost of repair would be \$125.00 for each clock. Mr. Riley issued a motion to approve the clock repair. The motion was seconded by Mrs. Janek and carried.

Mr. Reed questioned how the Board would like to see the meters placed on the subdivision map. The Board briefly discussed how this could be done and suggested that the meters be listed and numbered with corresponding legend and be identically numbered and cross referenced to the account numbers.

Mrs. Janek also advised the Management Company that if any bills were received without account numbers, they were not to be paid until reviewed.

Discussion next turned to the lanterns and lighting with Mr. Riley noting that he would work up an estimate for the work.

Mr. Riley then reported that he had three applications for Architectural Control. One application had been approved and the other two were for a pool which would need further review.

Under old business, a question was raised regarding the request for stop signs on Champion Drive. Ms. Walleck advised that they had received a notice from Pct. 4 advising that the necessary surveys would be taken but to her knowledge, there had been no other action. She went on to explain that the Association was at the mercy of Harris County on this issue until the new surveys were achieved.

The meeting then moved to new business.

Mrs. Janek reported that the PUD had set the rate for watering the esplanades at \$.30 per thousand gallons and that the PUD would assist with possible capital improvements that encourage water conservation.

Mr. Riley reported that he had been looking into the cost of electricity and that the street lights were costing the Association \$.50 per kilowatt. He went on to advise that he had questions regarding the pole charges and wanted to check to see if there was anyway to get the cost down.

Mr. Richardson next reported that the increase in the security contracts would be 5.4% for 2008. Discussion continued on how this would impact the Associations budget and the necessity on completing the amendments to the deed restrictions.

There being no further business for the open session, the meeting adjourned to Executive Session.